FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 1B02.3.C.1 to allow a 50 foot yard width at building front in lieu of a 55 foot width, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Ed Cochran, app. red and testified. Also appearing on behalf of the Petition was Dan Erving. Appearing for informational purposes was Mr. Chacko.

Testimony indicated that the subject property, known as 1000 Sumter Avenue, consists of 7,334.223 square feet, zoned D.R.5.5 and is currently

Testimony indicated that the Petitioner is desirous of constructing a 24 by 40 foot modular home on this site for his Mother to reside in. Testimony indicated that a 12 foot wide private roadway runs the length of the southeast side of the subject property accessing a rental property owned by Mr. Chacko. Adjacent to the roadway is vacant land owned by Baltimore County which was, at one time, utilized as a quarry.

Mr. Chacko testified that he had no opposition to the Petitioner's request provided same would not block access to his aforementioned proper-

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

 whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

whether the grant would do substantial injustice to applicant as well as other property owners i' the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App.

It is clear from the testimony that if the variance is granted, such 28 (1974). use as proposed would not be contrary to the spirit of the B.C.Z.R. and

would not result in substantial detriment to the public good. After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT. IS ORDERED by the Zoning Commissioner for Baltimore County this Tild day of April, 1990 that the Petition for a Zoning Variance to permit 50 foot yard width at building front in lieu of a 55 foot width, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

> The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original cond ion.

> > Zoning Commissioner for Baltimore County

Baltimore County Zoning Commission Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

March 27, 1990



Mr. Ed Cochran 1002 Sumter Avenue Baltimore, Maryland 21237

> RE: Petition for Zoning Variance Case No. 90-363-A

Dear Mr. Cochran:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Zoning Commissioner

cc: Peoples Counse]

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-363-A The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 to allow a 50 foot yard width at building front in lieu of a 55 foot width.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for t. following reasons: (indicate hardship or practical difficulty) My Mother inlaw is on disability and weed Special Cases + Termunt, she

my mother islaw is on disability and Decol Special case + learnest, and property and Decol Special case + learnest, and property to move in with my wife and I, with out having have own home, and I agree out home is Just to small. There sou I would like to build a new I agree out the vector tot pert dook. We would move in the new the close enough only she could move in the other. This way she would be close enough to take order of heart posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition Contract Purchaser: Ed Cochran Beltinseau Md 21237

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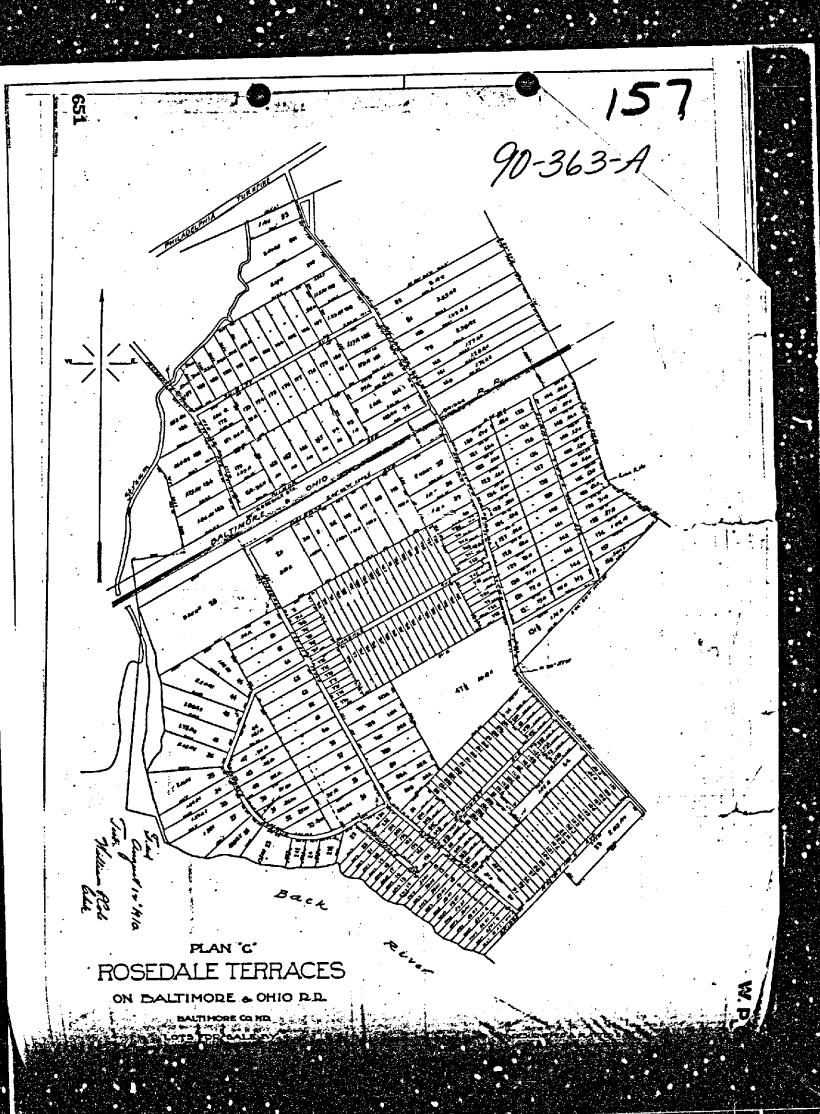
ALL AND DATE SELECTIONS STREET TO SERVICE DATE IC 3-89

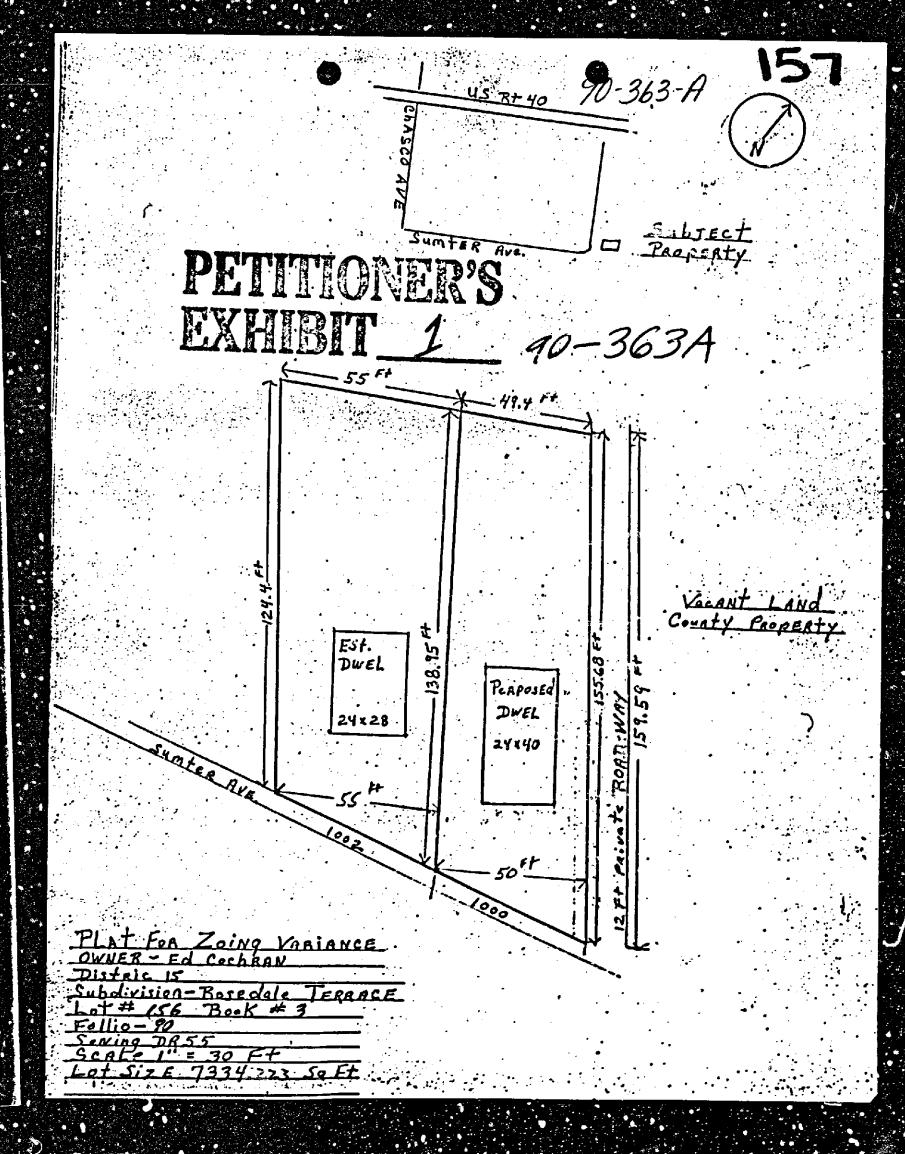
90-363-A BROYLES, HAYES AND ASSOCIATES 1922 MIDDLEBOROUGH ROAD • BALTIMORE, MD. 21221

BEING all that lot of ground lying on the northeast side of Sumter Avenue at a point one hundred sixty-eight and forty-three onehundredths feet from the southernmost corner of Lot No. 156, as shown hundredths feet from the southernmost corner of Lot No. 156, as shown on Plat by Reding and Howard, dated March 1, 1910, thence south twenty on Plat by Reding and Howard, dated March 1, 1910, thence south twenty degrees thirty minutes east along the northeast side of Sumter Avenue degrees thirty minutes east along the northeast side of Sumter Avenue degrees thirty minutes east along the northeast side of Sumter Avenue degrees thirty minutes of Andrew Lang and wife, Marie and ingress to the properties of Andrew Lang and wife, Marie and ingress to the properties of Andrew Lang and wife, and their Reinhardt, F.B. Reinhardt and Edward Reinhardt and wife, and their assigns, thence along said heirs only but not for the benefit of their assigns, thence along said in a northeasterly course one hundred fifty-nine and fifty-nine one-hundredths feet to a point on the south side of said road; thence one-hundredths feet to a point on the south side of said road; northwesterly fifty-three and seventy six one-hundredths feet to a northwesterly fifty-three and seventy six one-hundredths feet to a point twelve feet past the southeasternmost corner of the land of Andrew Lang and wife; thence for a new line of division south forty-four degrees forty-seven minutes forty-six seconds one hundred forty and five one-hundredths feet to the place of beginning. Containing and five one-hundredths feet to the place of beginning. Containing O.186 acres, more or less. Being part of Lot No. 158 of Plan C of Rosedale Terraces, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 3, folio 90.

BEING that lot of ground secondly described in deed dated November 4, 1975 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5585, folio 640 which was granted and conveyed from Henrietta F. Lang, Personal Representative of the Estate conveyed from Henrietta F. Lang, Personal Representative of the Estate of Andrew B. Lang, Sr., deceased unto Henrietta F. Lang. The said Henrietta F. Lang having executed a Power of Attorney in favor of Christine H. Jones as attorney-in-fact on April 4, 1989 which was recorded among the Land Records of Baltimore County simultaneously recorded or immediately prior hereto. It is in exercise of such power herewith or immediately prior hereto. It is in exercise of such power granted by Henrietta F. Lang that Christine H. Jones executes this deed as Attorney in Fact. deed as Attorney in Fact.

This does not constitute a boundary survey and should not be used





Raltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21201 (301) 887-3353

J. Robert Haines
Zoning Communioner

Ed Cochran 1002 Sumter Avenue

Baltimore, Maryland 21237

Re: Petition for Zoning Variance CASE NUMBER: 90-363-A NE/S of Sumter Avenue (Proposed 1000 Sumter Avenue) 15th Election District - 7th Councilmanic Petitioner(s): Ed Cochran HEARING: TUESDAY, MARCH 20, 1990 at 2:00 p.m.

year Mr. Cochran:

Please be advised that \$101.47 is due for .dvertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.

DO NOT REMOVE THE SIGN & POST SET(5) FROM THE PROPERTY

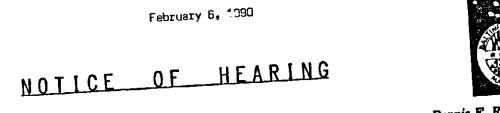
UNTIL THE DAY OF THE HEARING.

'Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

> Very truly yours, ZONING COMMISSIONER

Towson, Maryland 21204 (301) 887-3353



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as

Polition for Zoning Variance CASE NUMBER: 90-363-A NE/S of Sumter Avenue (Proposed 1000 Sumter Avenue) 15th Election District - 7th Councilmanic Petitioner(s): Ed Cochran HEARING: THESDAY, MARCH 20, 1990 at 2:00 p.m.

Variance to allow a 50 ft. yard width at building front in lieu of a 55 ft. width.

that this Petition is granted, a building permit may be issued within the thirty in the evant that unis retition is granted, a pullbring permit may be issued winth the difference (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request what be in writing and received in this office by the date of the hearing set above or pre-Robert faires

BALTIMORE COUNTY, MARYLAND

cc: Ed Cochicar

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 22, 19 90 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on July 22, 1990

THE JEFFERSONIAN,

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Ed Cochron Location of property: NE/S Sum for Ara 7000 Som Tov Ary Location of Signe Facing Sum Tor Are, epines, 9' Fr. 100 dway

90-363-A

MEMO RE:

NOTICE OF HEARING

The Zore of Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204

Petition for Zoning Variance remoon for contrig variant.
Case number: 90-363-A
NE/S of Sumter Avenue
(Proposed 1000-Burnter Ave
15th Election District

Pethioner(s): Ed Cuchran Hearing Date: Tuesday, Mar. 20, 1990 at 2:00 p.m

Variance: to allow a 50 ft. yard

width at building front in lieu of ... 55 it. width... In the event that this Petition is

granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issued this product of the commission.

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presented at the hearing.
NOTE:
(If "PHASE II" of the "SNOW

EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the Huaring will be postponed. In the event of snow, telephone 887-3391 to confirm

2/359 Feb. 22.

J. ROBERT HAINES

Dennis F. Rasmussen

APPLICATION FOR VARIANCE # 157 COCHRAN.

THIS PETITION WAS INITIALLY REVIEWED ON November 3, 1989.

AT THAT TIME THE LOT ON WHICH THE UARIANCE WAS SOUGHT, WAS DETERMINED TO BE UNDERSIZED IN AREA. (LESS THAN GOOD SQFT. IN A DR.S.S ZONE) THE PETITIONER, WHO TWOOD THE ADJACENT LOT ELECTED TO RESUBDINDE THE LOTS. THIS WAS COMPLETED AND NEW SITE PEANS AND PROPERTY DESCRIPTION WERE PRESENTED JANUARY 10, 1990.

> - SOUN RALEXANDEN. Zowing Assoc. II.

CERTIFICATE OF PUBLICATION

** Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204 RR7-3353 NOTICE OF HEARING The Zoning Commissioner of Batti-more County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public bearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBER: 90-363-A NEIS of Sumter Avenue (Preposed 1000 Sumter Avenue) 15th Election District
7th Councilmanic District
Petitioner(s): Ed Cochran HEARING: TUESDAY, MARCH 20, 1990 at 2:00 p.m. Variance to allow a 50 ft. yard width at building front in lieu of a 55 ft. width. In the event that this Petition is

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J. ROBERT HAINES ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

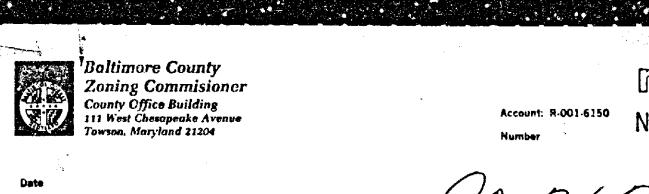
Dundalk Eagle

4 N. Center Place P. O. Box 8936 Dundalk, Md. 21222

February 22,

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. Case #90-363-A - P.O. #0102703 - Req. #M39828 - 71 lines \$35.50 was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week SUCCESSIVE weeksabefore the 1990 ; that is to say, 23rd day of February the same was inserted in the issues of Feb. 22, 1990

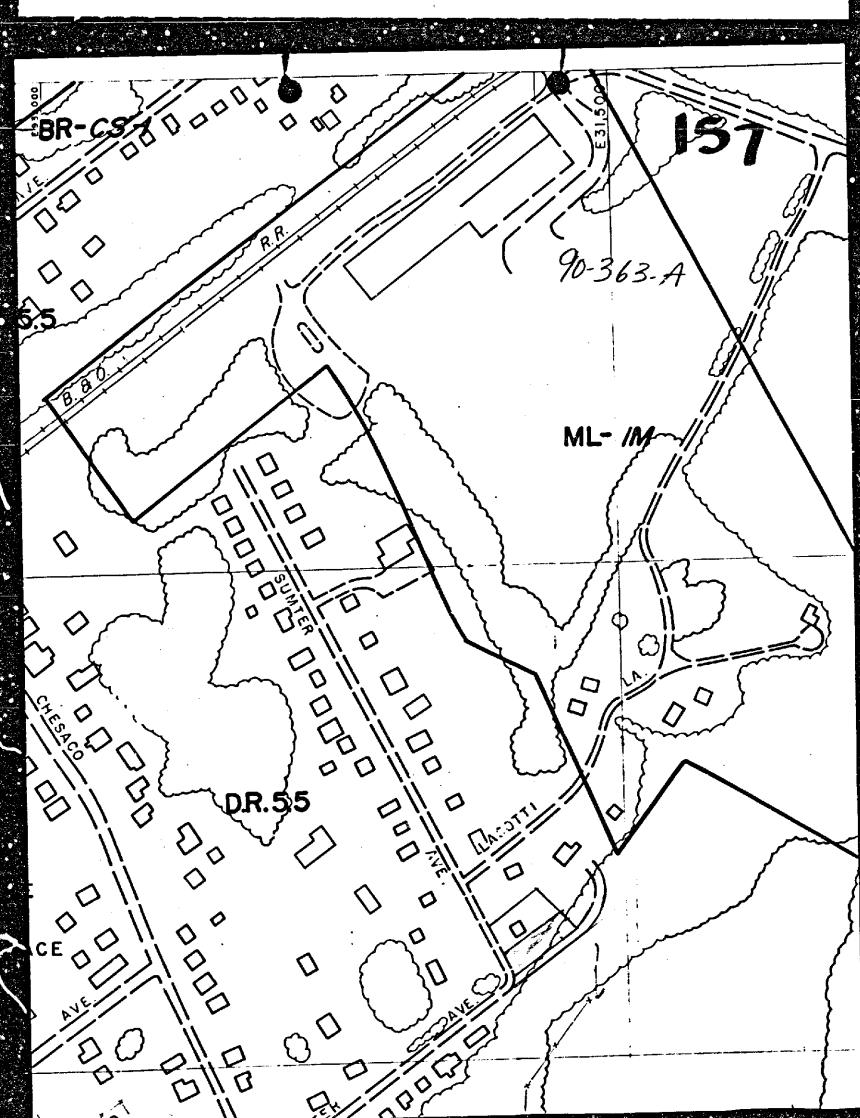
Kimbel Publication, Inc.



PUBLIC HEARING FEES 080 -FOSTING SIGNS / ADVERTISING 1 X TUTAL: \$107.47

LAST NAME OF OWNER: COCHRAN

B 100++++10747Aa 2108F



Zoning Commissione Office of Planning & Zoning Towson, Maryland 21201 (301) 887 3353

J. Robert Haines

Ed Cochran 1002 Sumter Avenue Baltimore, Maryland 21237

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ZONING COMMISSIONER

90-363-A

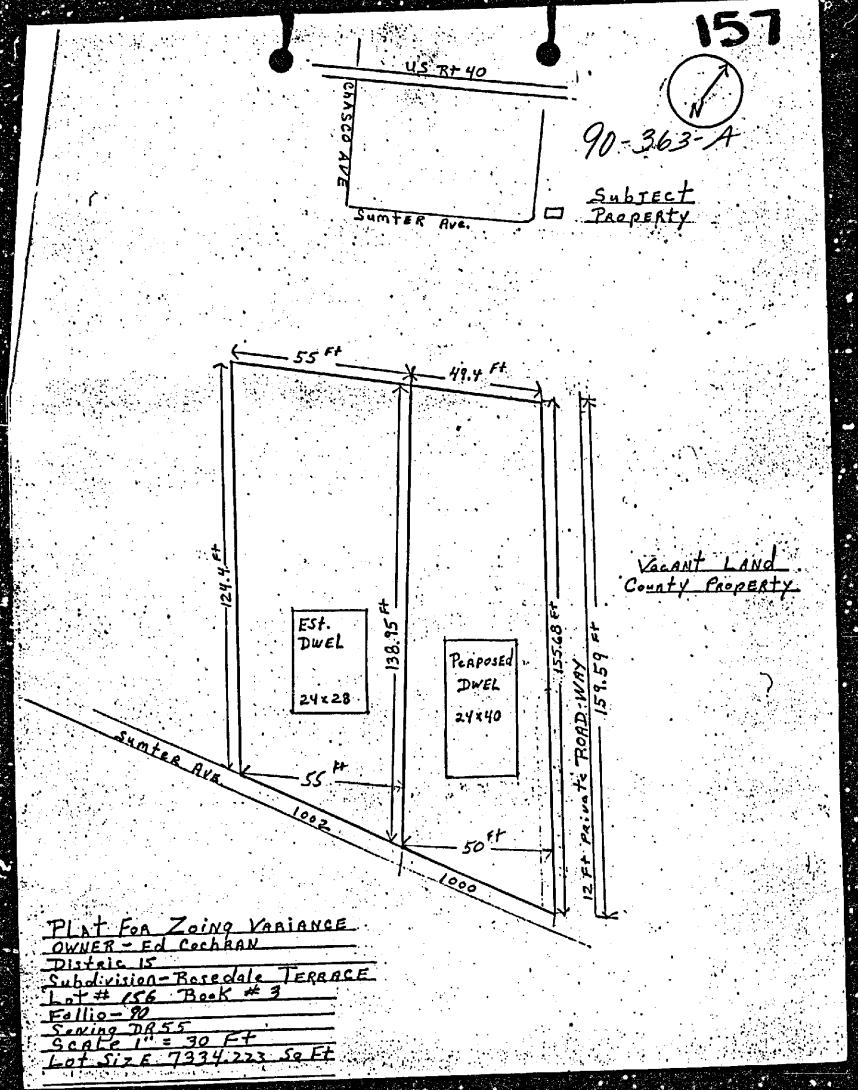
Dennis F. Rasmussen
County Executive

LIBER 8 3 7 8 PAGE 6 1 6

THIS DEED, made this ZO day of December, 1989 by and between MARY E. GEPHARDT of the State of Maryland. County of Baltimore of the first part, and ED COCHRAN of the

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the said party of the first part doth grant and convey to the said party of the second part, his personal representatives/successors and assigns, in fee simple, all those parcels of ground situate in the State of Maryland, County of Baltimore and described as follows, that is to say:

BEING all that lot of ground lying on the eight and forty-three one-hundredths feet from the southernmost corner of Lot No. 156, as shown on Plat by Reding and Howard, dated March 1, 1910, thence south twenty degrees thirty minutes east along the northeast side of Sumter Avenue sixty-three and forty-seven one-hundredths feet to a pipe in the south side of a twelve foot private road laid out for the purpose of egress and ingress to the properties of Andrew Lang and wife, Marie Reinhardt, F.B. Reinhardt and Edward Reinhardt and wifen and their heirs only but not for the benefit of their assigns, thence along said road in a northesterly course one hundred RO2 RO2 TO1: fifty-nine and fifty-nine one-hundredths feet to a point on the south side of said road; thence northwesterly fifty-three and seventy six one-hundredths feet to a point twelve feet past the thence for a new line of division south forty-four degrees forty-seven minutes forty-six seconds one hundred forty and five one-hundredths feet to the place of beginning. Containing 0.186 acres, more or less. Being part of Lot No. 158 of Plan C



Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

March 13, 1990



Dennis F. Rasmussen County Executive

RE: Item No. 157, Case No. 90-363-A Petitioner: Ed Cochran Petition for Zoning Variance

Dear Mr. Cochran:

Mr. Ed Cochran 1002 Sumter Avenue Baltimore, MD 21237

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but' to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Ctherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

Zoning Plans Advisory Committee

Enclosures

JED:jw

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this 7th day of February, 1989.

> J. Robert Sprines ZONING COMMISSIONER

Petitioner: Ed Cochran Petitioner's Attorney:

BALTIMORE COUNTY, NARYLAND INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner DATE: February 1, 1990

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Ed Cochran, Item 157

The Petitioner requests a Variance to permit a 50 ft. front yard width at building front in lieu of 55 ft. width. Staff has the following comments on the above request:

In instances such as these, staff's primary concerns are:

- What is the impact on adjoining property?
 Are adequate front, side and rear yard setbacks being
- provided on the site?
- 3. Will the reduced lot sizes result in requests for additional variances when subsequent lot owners try to build unsuitable homes on the lots or expand homes into required areas?

Based upon the information provided and analysis conducted, staff recommends that if the request is granted, the following conditions be attached:

- All building setback lines (front, side, rear) shall be shown on the site plan and recorded by the applicant on the deed of record. Furthermore, a statement shall be attached to the site plan which clearly states that all development shall conform to the setbacks as shown and additional variances shall not be granted for setbacks on the subject property.
- Any applications for building permits shall include a copy of the site plan and the Commissioner's "Findings of Fact and Conclusions of Law," provided by the applicant.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

FEB 0 7 1900

Baltimore County FUBLIC HEARING FEES 010 -ZONING VARIANCE (IFL) . \$35.00 LAST NAME OF OWNER: COCHRAN

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990 FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for February 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items *157, 219, 223, 226, 227, 228, 230, 232, 233 and 234. In addition, we have no comments for Item 176-Perry Hall Square, and Item 162-Kelso Research Park.

89-471-SPHXA - Exxon Service Center is subject to County Review Group comments previously submitted on December 20, 1939.

> ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

Baltimore County Fire Department 700 East Joppa Road, Suite S01 Towson, Maryland 21204-5500 (301) 887-4500 Paul H. Reincke Chief

February 1, 1990

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Property Owner: Location:

NE/S OF SUMTER AVENUE

ED COCHRAN

Item No.: 157

Zoning Agenda: FEBRUARY 6, 1990

Gentlemen:

JK/KEK

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

Special Inspection Division

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 1B02.3.C.1 to allow a 50 foot yard width at building front in lieu of a 55 foot width, as more particularly described on Petitioners' Exhibit 1.

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3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App.

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Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT. IS ORDERED by the Zoning Commissioner for Baltimore County this Tild day of April, 1990 that the Petition for a Zoning Variance to permit 50 foot yard width at building front in lieu of a 55 foot width, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

> The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original cond ion.

> > Zoning Commissioner for Baltimore County

Baltimore County Zoning Commission Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

March 27, 1990



Mr. Ed Cochran 1002 Sumter Avenue Baltimore, Maryland 21237

> RE: Petition for Zoning Variance Case No. 90-363-A

Dear Mr. Cochran:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Zoning Commissioner

cc: Peoples Counse]

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-363-A The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 to allow a 50 foot yard width at building front in lieu of a 55 foot width.

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I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition Contract Purchaser: Ed Cochran Beltinseau Md 21237

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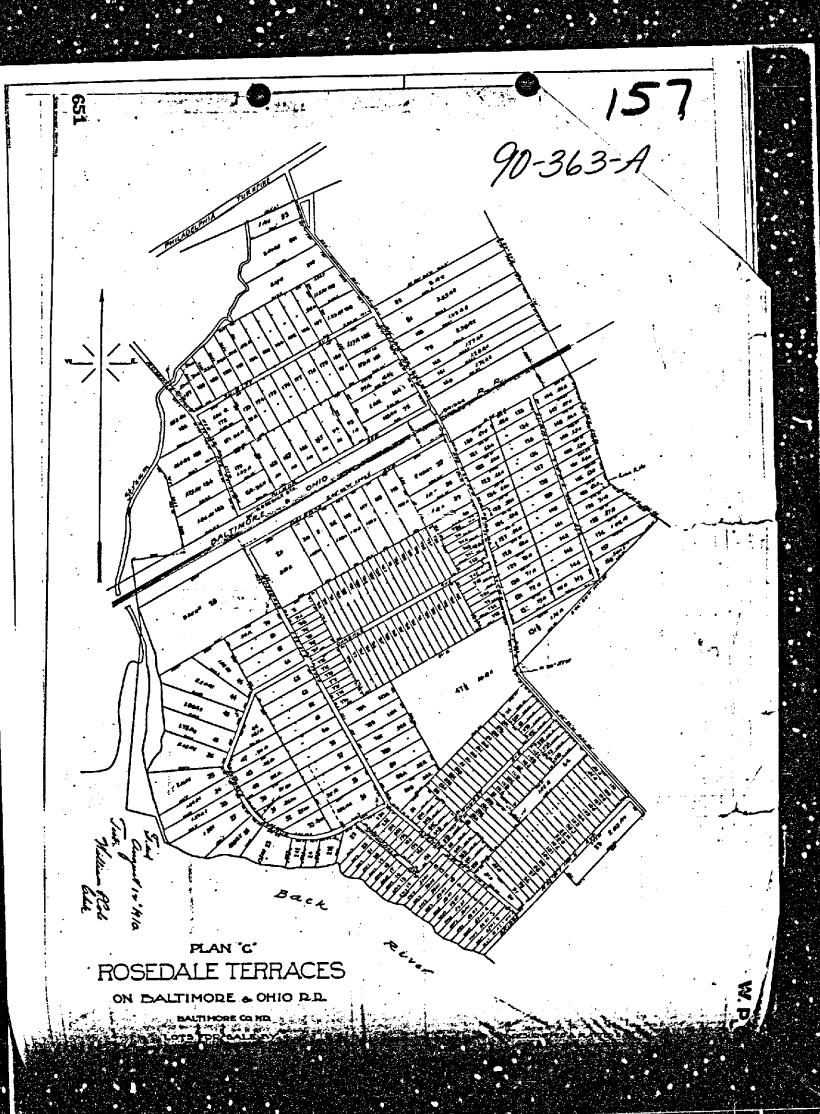
ALL AND DATE SELECTIONS STREET TO SERVICE DATE IC 3-89

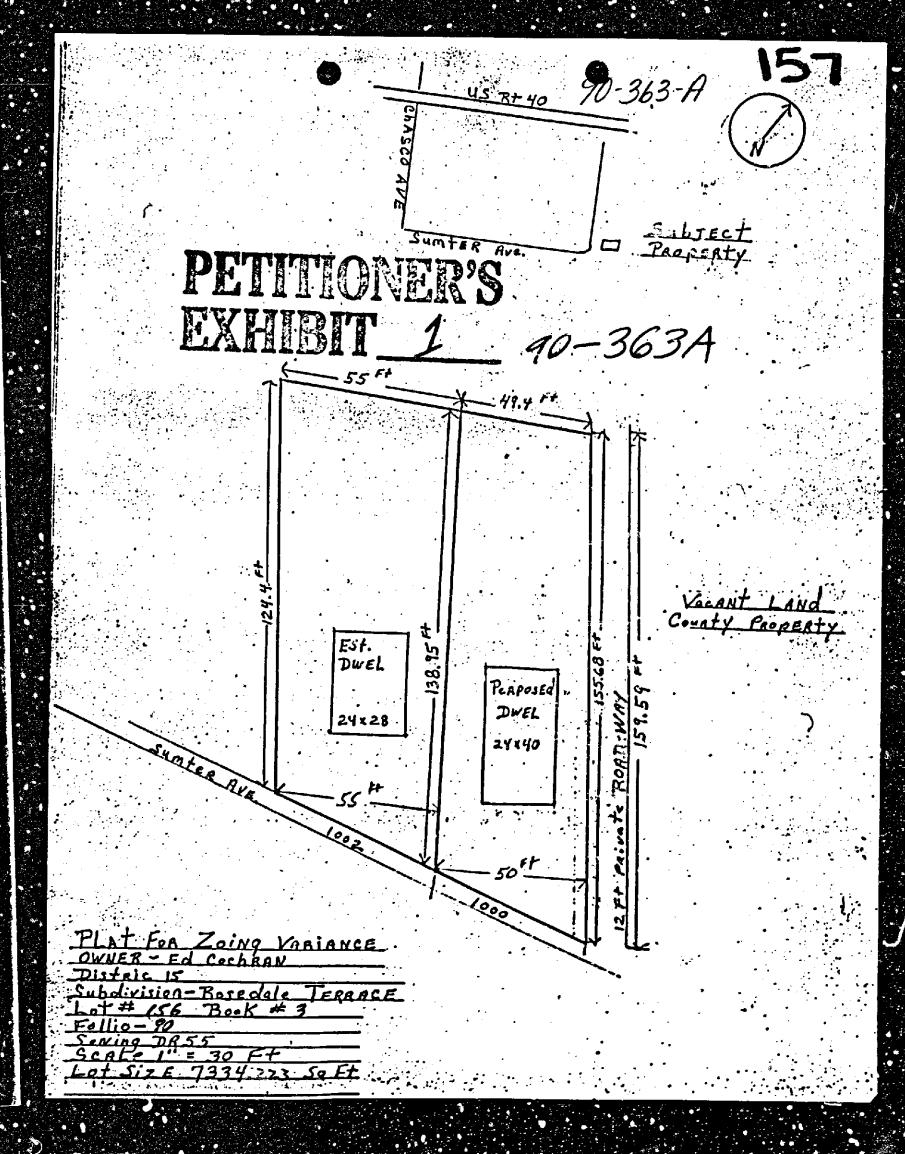
90-363-A BROYLES, HAYES AND ASSOCIATES 1922 MIDDLEBOROUGH ROAD • BALTIMORE, MD. 21221

BEING all that lot of ground lying on the northeast side of Sumter Avenue at a point one hundred sixty-eight and forty-three onehundredths feet from the southernmost corner of Lot No. 156, as shown hundredths feet from the southernmost corner of Lot No. 156, as shown on Plat by Reding and Howard, dated March 1, 1910, thence south twenty on Plat by Reding and Howard, dated March 1, 1910, thence south twenty degrees thirty minutes east along the northeast side of Sumter Avenue degrees thirty minutes east along the northeast side of Sumter Avenue degrees thirty minutes east along the northeast side of Sumter Avenue degrees thirty minutes of Andrew Lang and wife, Marie and ingress to the properties of Andrew Lang and wife, Marie and ingress to the properties of Andrew Lang and wife, and their Reinhardt, F.B. Reinhardt and Edward Reinhardt and wife, and their assigns, thence along said heirs only but not for the benefit of their assigns, thence along said in a northeasterly course one hundred fifty-nine and fifty-nine one-hundredths feet to a point on the south side of said road; thence one-hundredths feet to a point on the south side of said road; northwesterly fifty-three and seventy six one-hundredths feet to a northwesterly fifty-three and seventy six one-hundredths feet to a point twelve feet past the southeasternmost corner of the land of Andrew Lang and wife; thence for a new line of division south forty-four degrees forty-seven minutes forty-six seconds one hundred forty and five one-hundredths feet to the place of beginning. Containing and five one-hundredths feet to the place of beginning. Containing O.186 acres, more or less. Being part of Lot No. 158 of Plan C of Rosedale Terraces, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 3, folio 90.

BEING that lot of ground secondly described in deed dated November 4, 1975 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5585, folio 640 which was granted and conveyed from Henrietta F. Lang, Personal Representative of the Estate conveyed from Henrietta F. Lang, Personal Representative of the Estate of Andrew B. Lang, Sr., deceased unto Henrietta F. Lang. The said Henrietta F. Lang having executed a Power of Attorney in favor of Christine H. Jones as attorney-in-fact on April 4, 1989 which was recorded among the Land Records of Baltimore County simultaneously recorded or immediately prior hereto. It is in exercise of such power herewith or immediately prior hereto. It is in exercise of such power granted by Henrietta F. Lang that Christine H. Jones executes this deed as Attorney in Fact. deed as Attorney in Fact.

This does not constitute a boundary survey and should not be used





Raltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21201 (301) 887-3353

J. Robert Haines
Zoning Communioner

Ed Cochran 1002 Sumter Avenue

Baltimore, Maryland 21237

Re: Petition for Zoning Variance CASE NUMBER: 90-363-A NE/S of Sumter Avenue (Proposed 1000 Sumter Avenue) 15th Election District - 7th Councilmanic Petitioner(s): Ed Cochran HEARING: TUESDAY, MARCH 20, 1990 at 2:00 p.m.

year Mr. Cochran:

Please be advised that \$101.47 is due for .dvertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.

DO NOT REMOVE THE SIGN & POST SET(5) FROM THE PROPERTY

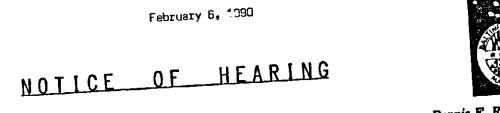
UNTIL THE DAY OF THE HEARING.

'Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

> Very truly yours, ZONING COMMISSIONER

Towson, Maryland 21204 (301) 887-3353



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as

Polition for Zoning Variance CASE NUMBER: 90-363-A NE/S of Sumter Avenue (Proposed 1000 Sumter Avenue) 15th Election District - 7th Councilmanic Petitioner(s): Ed Cochran HEARING: THESDAY, MARCH 20, 1990 at 2:00 p.m.

Variance to allow a 50 ft. yard width at building front in lieu of a 55 ft. width.

that this Petition is granted, a building permit may be issued within the thirty in the evant that unis retition is granted, a pullbring permit may be issued winth the difference (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request what be in writing and received in this office by the date of the hearing set above or pre-Robert faires

BALTIMORE COUNTY, MARYLAND

cc: Ed Cochicar

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 22, 19 90 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on July 22, 1990

THE JEFFERSONIAN,

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Ed Cochron Location of property: NE/S Sum for Ara 7000 Som Tov Ary Location of Signe Facing Sum Tor Are, epines, 9' Fr. 100 dway

90-363-A

MEMO RE:

NOTICE OF HEARING

The Zore of Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204

Petition for Zoning Variance remoon for contrig variant.
Case number: 90-363-A
NE/S of Sumter Avenue
(Proposed 1000-Burnter Ave
15th Election District

Pethioner(s): Ed Cuchran Hearing Date: Tuesday, Mar. 20, 1990 at 2:00 p.m

Variance: to allow a 50 ft. yard

width at building front in lieu of ... 55 it. width... In the event that this Petition is

granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issued this product of the commission.

suance of said permit during this

period for good cause shown.
Such request must be in writing and received in this office by the date of the hearing set above or

presented at the hearing.
NOTE:
(If "PHASE II" of the "SNOW

EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the Huaring will be postponed. In the event of snow, telephone 887-3391 to confirm

2/359 Feb. 22.

J. ROBERT HAINES

Dennis F. Rasmussen

APPLICATION FOR VARIANCE # 157 COCHRAN.

THIS PETITION WAS INITIALLY REVIEWED ON November 3, 1989.

AT THAT TIME THE LOT ON WHICH THE UARIANCE WAS SOUGHT, WAS DETERMINED TO BE UNDERSIZED IN AREA. (LESS THAN GOOD SQFT. IN A DR.S.S ZONE) THE PETITIONER, WHO TWOOD THE ADJACENT LOT ELECTED TO RESUBDINDE THE LOTS. THIS WAS COMPLETED AND NEW SITE PEANS AND PROPERTY DESCRIPTION WERE PRESENTED JANUARY 10, 1990.

> - SOUN RALEXANDEN. Zowing Assoc. II.

CERTIFICATE OF PUBLICATION

** Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204 RR7-3353 NOTICE OF HEARING The Zoning Commissioner of Batti-more County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public bearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBER: 90-363-A NEIS of Sumter Avenue (Preposed 1000 Sumter Avenue) 15th Election District
7th Councilmanic District
Petitioner(s): Ed Cochran HEARING: TUESDAY, MARCH 20, 1990 at 2:00 p.m. Variance to allow a 50 ft. yard width at building front in lieu of a 55 ft. width. In the event that this Petition is

granted, a building permit may be is-sued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

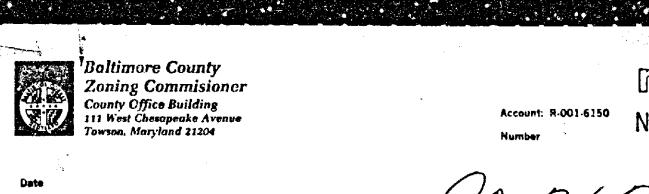
Dundalk Eagle

4 N. Center Place P. O. Box 8936 Dundalk, Md. 21222

February 22,

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. Case #90-363-A - P.O. #0102703 - Req. #M39828 - 71 lines \$35.50 was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week SUCCESSIVE weeksabefore the 1990 ; that is to say, 23rd day of February the same was inserted in the issues of Feb. 22, 1990

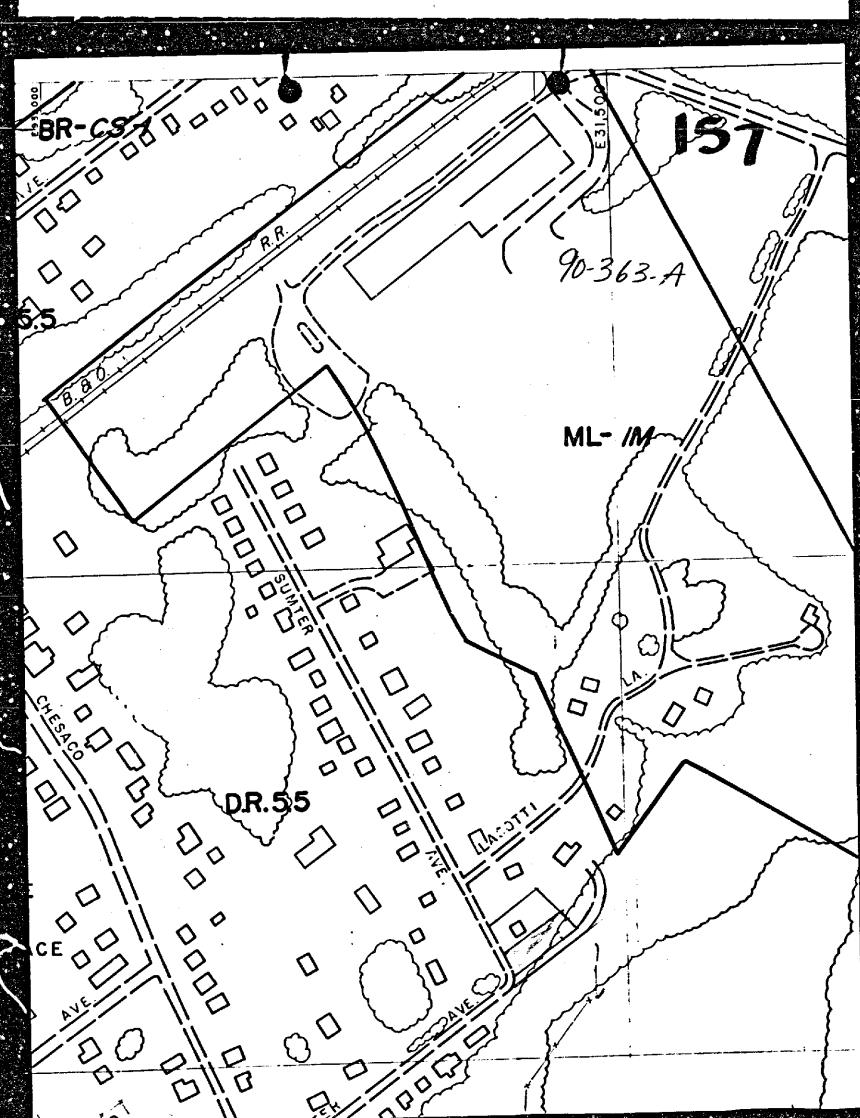
Kimbel Publication, Inc.



PUBLIC HEARING FEES 080 -FOSTING SIGNS / ADVERTISING 1 X TUTAL: \$107.47

LAST NAME OF OWNER: COCHRAN

B 100++++10747Aa 2108F



Zoning Commissione Office of Planning & Zoning Towson, Maryland 21201 (301) 887 3353

J. Robert Haines

Ed Cochran 1002 Sumter Avenue Baltimore, Maryland 21237

Re: Petition for Zoning Variance CASE NUMBER: 90-363-A NE/S of Sumter Avenue (Proposed 1000 Sumter Avenue) 15th Election District - 7th Councilmanic Petitioner(s): Ed Cochran HEARING: TUESDAY, MARCH 20, 1990 at 2:00 p.m.

Dear Mr. Cochran:

Please be advised that \$107.47 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & PUST SET(S)
RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

'Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

ZONING COMMISSIONER

90-363-A

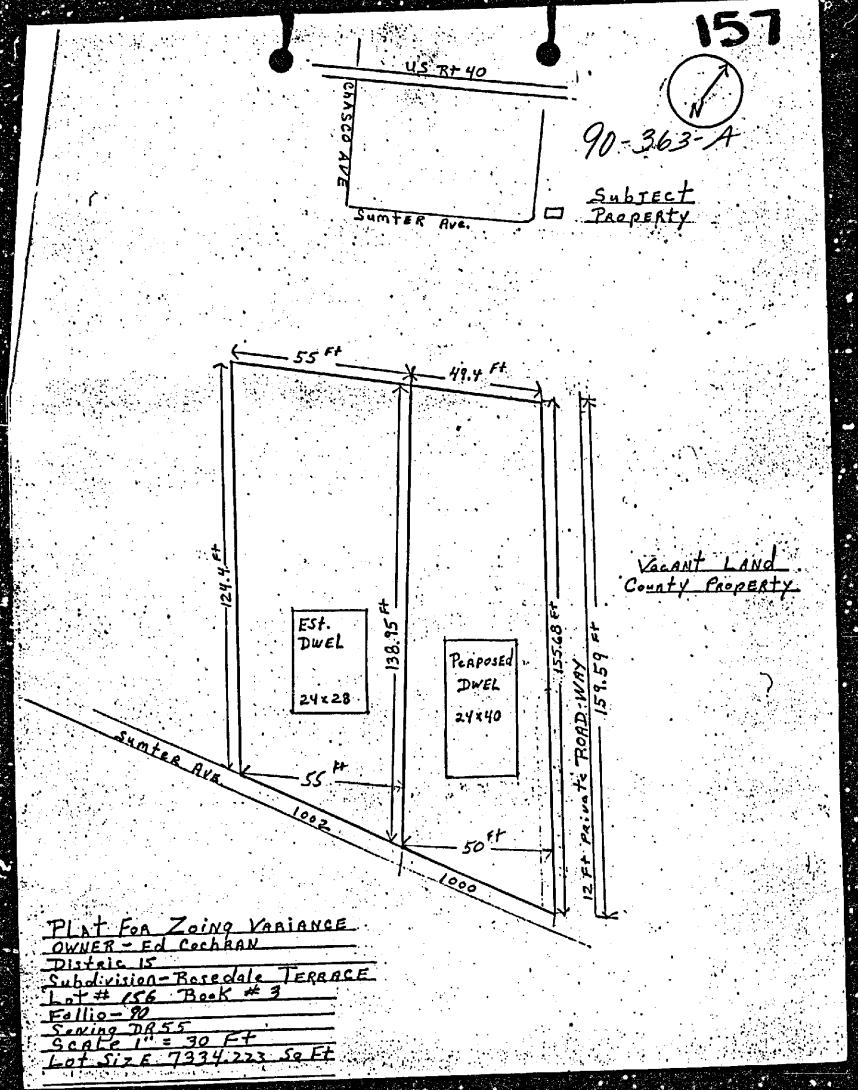
Dennis F. Rasmussen
County Executive

LIBER 8 3 7 8 PAGE 6 1 6

THIS DEED, made this ZO day of December, 1989 by and between MARY E. GEPHARDT of the State of Maryland. County of Baltimore of the first part, and ED COCHRAN of the

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the said party of the first part doth grant and convey to the said party of the second part, his personal representatives/successors and assigns, in fee simple, all those parcels of ground situate in the State of Maryland, County of Baltimore and described as follows, that is to say:

BEING all that lot of ground lying on the eight and forty-three one-hundredths feet from the southernmost corner of Lot No. 156, as shown on Plat by Reding and Howard, dated March 1, 1910, thence south twenty degrees thirty minutes east along the northeast side of Sumter Avenue sixty-three and forty-seven one-hundredths feet to a pipe in the south side of a twelve foot private road laid out for the purpose of egress and ingress to the properties of Andrew Lang and wife, Marie Reinhardt, F.B. Reinhardt and Edward Reinhardt and wifen and their heirs only but not for the benefit of their assigns, thence along said road in a northesterly course one hundred RO2 RO2 TO1: fifty-nine and fifty-nine one-hundredths feet to a point on the south side of said road; thence northwesterly fifty-three and seventy six one-hundredths feet to a point twelve feet past the thence for a new line of division south forty-four degrees forty-seven minutes forty-six seconds one hundred forty and five one-hundredths feet to the place of beginning. Containing 0.186 acres, more or less. Being part of Lot No. 158 of Plan C



Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

March 13, 1990



Dennis F. Rasmussen County Executive

RE: Item No. 157, Case No. 90-363-A Petitioner: Ed Cochran Petition for Zoning Variance

Dear Mr. Cochran:

Mr. Ed Cochran 1002 Sumter Avenue Baltimore, MD 21237

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but' to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Ctherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

Zoning Plans Advisory Committee

Enclosures

JED:jw

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this 7th day of February, 1989.

> J. Robert Sprines ZONING COMMISSIONER

Petitioner: Ed Cochran Petitioner's Attorney:

BALTIMORE COUNTY, NARYLAND INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner DATE: February 1, 1990

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Ed Cochran, Item 157

The Petitioner requests a Variance to permit a 50 ft. front yard width at building front in lieu of 55 ft. width. Staff has the following comments on the above request:

In instances such as these, staff's primary concerns are:

- What is the impact on adjoining property?
 Are adequate front, side and rear yard setbacks being
- provided on the site?
- 3. Will the reduced lot sizes result in requests for additional variances when subsequent lot owners try to build unsuitable homes on the lots or expand homes into required areas?

Based upon the information provided and analysis conducted, staff recommends that if the request is granted, the following conditions be attached:

- All building setback lines (front, side, rear) shall be shown on the site plan and recorded by the applicant on the deed of record. Furthermore, a statement shall be attached to the site plan which clearly states that all development shall conform to the setbacks as shown and additional variances shall not be granted for setbacks on the subject property.
- Any applications for building permits shall include a copy of the site plan and the Commissioner's "Findings of Fact and Conclusions of Law," provided by the applicant.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

FEB 0 7 1900

Baltimore County FUBLIC HEARING FEES 010 -ZONING VARIANCE (IFL) . \$35.00 LAST NAME OF OWNER: COCHRAN

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990 FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for February 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items *157, 219, 223, 226, 227, 228, 230, 232, 233 and 234. In addition, we have no comments for Item 176-Perry Hall Square, and Item 162-Kelso Research Park.

89-471-SPHXA - Exxon Service Center is subject to County Review Group comments previously submitted on December 20, 1939.

> ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

Baltimore County Fire Department 700 East Joppa Road, Suite S01 Towson, Maryland 21204-5500 (301) 887-4500 Paul H. Reincke Chief

February 1, 1990

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Property Owner: Location:

NE/S OF SUMTER AVENUE

ED COCHRAN

Item No.: 157

Zoning Agenda: FEBRUARY 6, 1990

Gentlemen:

JK/KEK

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

Special Inspection Division